



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**
Virginia Ross
Electronically Recorded

DATE/TIME: 10/20/2020 1620
FEE: \$30.00
PAGES: 5
FEE NUMBER: 2020-106993

RECORDING REQUESTED BY
Landmark Title Assurance Agency of
Arizona LLC

AND WHEN RECORDED MAIL TO:

LEONARD MICHAEL BARTH AND
MICHELLE BARTH, AS TRUSTEES OF
THE BARTH FAMILY TRUST, DATED
MARCH 12, 1999
749 NORTH POPLAR STREET
ORANGE, CA 92868

ESCROW NO.: 06189037 - 128 - CM

SPACE ABOVE THIS LINE FOR
RECORDER'S USE

1/6

DO NOT REMOVE THIS COVER SHEET. IT IS NOW PART OF THE RECORDED DOCUMENT.

DOCUMENT TO BE RECORDED:

SPECIAL WARRANTY DEED

SPECIAL WARRANTY DEED

When recorded, return to:

The Barth Family Trust
c/o Tom Lunnen
30220 Rancho Viejo Rd, STE A
San-Juan Capistrano, CA 92675

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, HH-SKYLINE PADS, LLC, an Arizona limited liability company ("**Grantor**"), does hereby convey to Leonard Michael Barth and Michelle Barth, as Trustees of the Barth Family Trust, dated March 12, 1999 ("**Grantee**"), the following real property situated in Pinal County, Arizona, together with all rights and privileges appurtenant thereto:

SEE ATTACHED EXHIBIT A

SUBJECT TO (a) all taxes and other assessments, (b) reservations in patents, (c) any and all matters of record, (d) all applicable zoning and use regulations of any municipality, county, state, or the United States affecting the Property, (e) all matters which a physical inspection or accurate survey of the Property would disclose, and (f) for any and all leases covering or affecting or any portion of the Property, and the rights of tenants under such leases.

And the Grantor hereby binds itself and its successors to warrant and defend the title, as against all acts of the Grantor herein and no other, subject to the matters above set forth.

DATED this 20th day of October, 2020.

Grantor:

HH-SKYLINE PADS, LLC,
an Arizona limited liability company

By: _____

Name: Chris Hinkson
Its: Manager

STATE OF ARIZONA)

)

) ss.

County of Maricopa)

The foregoing instrument was acknowledged before me this 20th day of October, 2020, by Chris Hinkson, the Manager of HH-SKYLINE PADS, LLC, an Arizona limited liability company, for and on behalf thereof.

Jeanne Hinkson
Notary Public

My Commission Expires:

11/24/2022

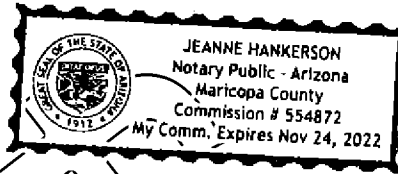
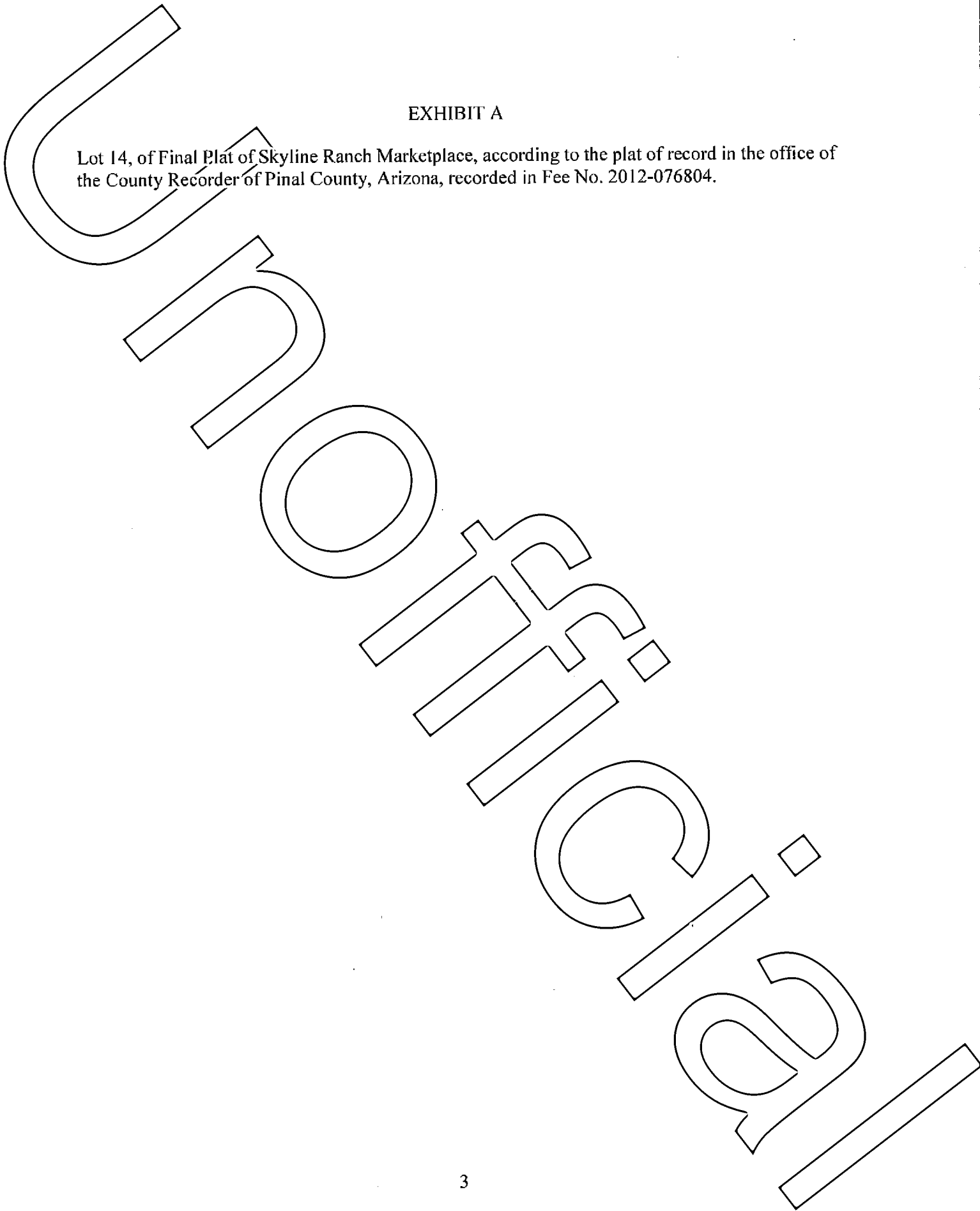


EXHIBIT A

Lot 14, of Final Plat of Skyline Ranch Marketplace, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Fee No. 2012-076804.



ESCROW NO.: 06189037-128-CM

Trust Disclosure of Beneficiaries

Pursuant to ARS 33-404, the names of the beneficiaries of The Barth Family Trust, dated March 12, 1999 are as follows:

Name: Leonard Michael Barth and Michelle Barth

Address: 749 North Poplar Street, Orange, CA 92868

This document will be recorded at the Close of Escrow attached to the Deed)

Orange, CA 92868

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-08-9200
 BOOK MAP PARCEL SPLIT

Does this sale include any parcels that are being split / divided?
 Check one: Yes No

How many parcels, other than the Primary Parcel, are included in this sale? N/A

Please list the additional parcels below (attach list if necessary):

(1) _____ (2) _____
 (3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

HH-Skyline Pads, LLC
5050 N. 40th Street, Suite 350
Phoenix, AZ 85018

3. (a) BUYER'S NAME AND ADDRESS:

Leonard Michael Barth and Michelle Barth, as Trustees of the
Barth Family Trust, dated March 12, 1999
749 North Poplar Street
Orange, CA 92868

(b) Are the Buyer and Seller related? Yes No
 If Yes, state relationship: N/A

4. ADDRESS OF PROPERTY:

1662 W. Hunt Hwy.
San Tan Valley, AZ 85143

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)

Leonard Michael Barth and Michelle Barth, as Trustees of the
Barth Family Trust, dated March 12, 1999
749 North Poplar Street
Orange, CA 92868

(b) Next tax payment due March, 2021

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a. Vacant Land
- b. Single Family Residence
- c. Condo or Townhouse
- d. 2-4 Plex
- e. Apartment Building
- f. Commercial or Industrial Use
- g. Agricultural
- h. Mobile or Manufactured Home
 Affixed Not Affixed
- i. Other Use; Specify: _____

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:

- a. To be used as a primary residence.
- b. To be rented to someone other than a "qualified family member."
- c. To be used as a non-primary or secondary residence.

See reverse side for definition of a "primary residence, secondary residence" and "family member."

8. If you checked e or f in Item 6 above, indicate the number of units: 4
 For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller / Agent _____
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me on this 20 day of October 2020
 Notary Public Jeanne Hankerson
 Notary Expiration Date 11/24/2022

Signature of Buyer / Agent _____
 State of _____, County of _____
 Subscribed and sworn to before me on this _____ day of _____ 20____
 Notary Public _____
 Notary Expiration Date _____

FOR RECORDER'S USE ONLY	
COUNTY OF RECORDATION	PINAL
FEE NO	2020-106993
RECORD DATE	10/20/2020

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- a. Warranty Deed
- b. Special Warranty Deed
- c. Joint Tenancy Deed
- d. Contract or Agreement
- e. Quit Claim Deed
- f. Other: _____

10. SALE PRICE: \$ 2,330,000.00

11. DATE OF SALE (Numeric Digits): 08 / 2020
 Month / Year

12. DOWN PAYMENT \$ 1,266,000.00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price)
- b. Barter or trade
- c. Assumption of existing loan(s)
- d. Seller Loan (Carryback)
- e. New loan(s) from financial institution:
 (1) Conventional
 (2) VA
 (3) FHA
- f. Other financing, Specify: _____

14. PERSONAL PROPERTY (see reverse side for definition):

- (a) Did the Sale Price in Item 10 include Personal Property that impacted the Sale Price by 5 percent or more? Yes No
- (b) If Yes, provide the dollar amount of the Personal Property:

-\$ \ N/A 00 AND

briefly describe the Personal Property: N/A

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: N/A

16. SOLAR / ENERGY EFFICIENT COMPONENTS:

- (a) Did the Sale price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes No

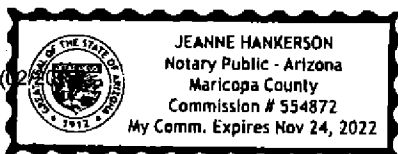
If Yes, briefly describe the solar / energy efficient components: N/A

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

Landmark Title Assurance Agency of Arizona LLC
2555 E. Camelback Road Suite 275, Phoenix, AZ 85016

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.



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Signature of Seller / Agent _____
 State of _____, County of _____
 Subscribed and sworn to before me on this _____ day of _____ 20____
 Notary Public _____
 Notary Expiration Date _____

FOR RECORDER'S USE ONLY

- 9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):**
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If Yes, briefly describe the solar / energy efficient components:

N/A

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Landmark Title Assurance Agency of Arizona LLC
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18. LEGAL DESCRIPTION (attach copy if necessary):

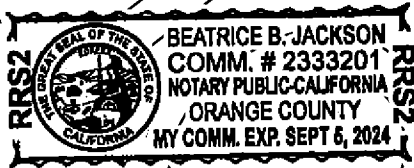
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Signature of Buyer / Agent Michelle Barth
 State of _____, County of _____
 Subscribed and sworn to before me on this 11 day of August 20____
 Notary Public see attached
 Notary Expiration Date _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

Subscribed and sworn to (or affirmed) before me on this 19th
day of Oct., 2020, by Leonard Michael
Barth and Michelle Barth,
proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.



(Seal)

Signature

Large, faint, diagonal watermark text reading 'RRS2' is visible across the bottom half of the page.

EXHIBIT A

Lot 14, of Final Plat of Skyline Ranch Marketplace, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Fee No. 2012-076804.

WORLDWIDE